

AGENDA
SUBDIVISION COMMITTEE MEETING
Division of Planning Conference Room, 8:30 a.m.

June 5, 2014

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, May 28, 2014, at 8:30 a.m. Committee members in attendance were: Hillard Newman, Division of Engineering; Casey Kaucher, Division of Traffic Engineering; Joe Oakley, Kentucky Utilities; Doug Blandford, Windstream; Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire & Emergency Services; Jim Rebmann, Division of Environmental Quality; Greg Lubeck, Division of Water Quality; Tim Queary, Environmental Policy; Tyler Hamilton, Columbia Gas; Tracy Jones, Department of Law; and Craig Prather, Division of Sanitary Sewers. Planning Staff members in attendance were Bill Sallee, Tom Martin, Traci Wade, Cheryl Gallt, Dave Jarman, Kelly Hunter, Scott Thompson and Denice Bullock. The Committee made recommendations on plans as noted.

General Notes

The following notes automatically apply to all plans listed on this docket (unless a waiver of any section is granted by the Planning Commission).

1. All preliminary and final subdivision plans are required to conform with the provisions of Article 5 of the Land Subdivision Regulations.
2. All development plans are required to conform with the provisions of Article 21 of the Zoning Ordinance.

A. MAJOR SUBDIVISION ITEMS AND DEVELOPMENT PLANS

1. FINAL SUBDIVISION PLAN – (Tentatively scheduled for the June 12, 2014, Planning Commission Meeting).

- a. PLAN 2014-31F: THE FAIRWAYS AT ANDOVER, UNIT 1-B (8/3/14)* - located at 3435 McFarland Lane.
(Council District 6) **(EA Partners)**

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Correct FEMA map reference (2014 map date).
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Denote width of sanitary sewer easement across Lots 1 - 8.
11. Denote width of storm and sanitary sewer easement across Lots 58 - 65.
12. Discuss status of required LOMR.
13. Discuss proposed 54" stormwater pipe to contain floodplain and floodway.
14. Discuss timing of public street dedication with LOMR and stormwater improvements.

- b. PLAN 2014-32F: THE FAIRWAYS AT ANDOVER, UNIT 1-C (8/3/14)* - located at 3435 McFarland Lane.
(Council District 6) **(EA Partners)**

The Technical Committee and Staff Recommended: **Postponement**. There were concerns with the timing of the LOMR and the stormwater system improvements.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Correct FEMA map reference (2014 map date).
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Denote width of sanitary sewer easement across Lots 9 - 12.
11. Denote width of storm and sanitary sewer easement across Lots 56 - 60.
12. Provided PLAN 2014-31F is recorded prior to this plat.
13. Discuss status of required LOMR.
14. Discuss proposed 54" stormwater pipe to contain floodplain and floodway.
15. Discuss necessary stormwater improvements needed in "Future Development" area off site.

- c. PLAN 2014-33F: ASHLAND PARK, SUBDIVISION UNIT 11, LOT 4 (8/3/14)* - located at 312 Clinton Road.
(Council District 5) **(Wes Witt)**

Note: The purpose of this amendment is to subdivide one lot into two lots.

The Technical Committee and Staff Recommended: **Postponement**. The proposed lot is not currently served by sanitary sewers.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping.
 4. Addressing Office's approval of street names and addresses.
 5. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 6. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 7. Addition of name and address of property owner and developer.
 8. Addition of graphic scale.
 9. Addition of utility easement per current Final Record Plat.
 10. Demonstrate compliance with required setbacks relative to existing house (on Lot 4).
 11. Delete street tree note #5.
 12. Delete street tree referencing 45' on center.
 13. Revise the 25' building line on Lot 4 to 30'.
 14. Discuss proposed driveway location on Lot 4B.
 15. Discuss provisions of sanitary sewer service and necessary easement(s).
- d. PLAN 2014-34F: GARDENSIDE CABANA CLUB (PARKSIDE DEVELOPMENT) (AMD) (8/3/14)* - located at 1060 Cross Keys. (Council District 11) **(The Kleingers Group)**

Note: The purpose of this amendment is to subdivide one lot into three lots.

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree protection area(s) and required street tree information.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 10. Correct plan title.
 11. Addition of zoning, street frontage and site acreage in site statistics.
 12. Addition of zone lines and labels.
 13. Denote adjoining property with dashed lines, and clarify.
 14. Correct property owner's certification.
 15. Correct Planning Commission's certification.
 16. Clarify 20' building line setback (from streets).
 17. Remove side and rear yard setback information.
 18. Denote variance granted by the Planning Commission on plat.
2. **DEVELOPMENT PLANS** – (Tentatively scheduled for the June 12, 2014, Planning Commission Meeting).
- a. DP 2014-45: INDIAN HILLS SUBDIVISION (LEXINGTON VEIN CENTER, PLLC) (8/3/14)* - located at 3116 Harrodsburg Road. (Council District 10) **(Wheat & Ladenburger)**

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.

7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Delete note #12.
9. Denote construction access point location.
10. Clarify tree protection area.
11. KYDOT's approval of proposed access to Harrodsburg Road.
12. Discuss methods to address potential loss of Ash trees and tree canopy.

3. ZONING DEVELOPMENT PLANS – (Tentatively scheduled for the June 26, 2014, Planning Commission Meeting).

- a. ZDP 2014-46: PLEASANT RIDGE SUBDIVISION (MELVIN LEE & YVONNE P. TACKETT) (8/3/14)* - located at 2146 Liberty Road. **(2020 Land Surveying)**

The Technical Committee and Staff Recommended: **Postponement**. There were questions regarding adequacy of the sanitary sewer service relative to the subject property and uncertainty about the requested use.

Should this plan be approved, the following requirements should be considered:

1. Provided the Urban County Council rezones the property P-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Building Inspection's approval of landscaping and landscape buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
7. Department of Environmental Quality's approval of environmentally sensitive areas.
8. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Addition of written scale.
12. Addition of tree preservation areas on plan.
13. Addition of final record plat information.
14. Discuss access to adjoining properties.
15. Discuss need for sidewalk improvements along Liberty Road frontage.
16. Discuss the requested use.
17. Discuss dumpster location.
18. Discuss Capacity Assurance Program requirements or possible use of existing septic facilities.

B. POSTPONED ITEMS – (Tentatively scheduled for the June 12, 2014, Planning Commission Meeting)

- a. DP 2014-13: GROWTH PROPERTIES (AMD) (6/12/14)* - located at 100 Goodrich Avenue. **(Vision Engineering)**
(Council District 3)
- b. DP 2014-26: KIRKLEVINGTON NORTH, TRACT B (AMD) (6/12/14)* - located at 858 Malabu Drive. **(Vision Engineering)**
(Council District 4)
- c. PLAN 2014-11F: TUSCANY, UNIT 10 (6/12/14)* - located at 1970 Winchester Road. **(EA Partners)**
(Council District 6)

C. STAFF ITEMS – If any.

D. NEXT MEETING DATES

Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers **June 12, 2014**
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building) June 25, 2014
Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers **June 26, 2014**
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) July 3, 2014
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building) July 3, 2014